

Electronically Recorded

Official Public Records

Mary Louise Garcia

Mary Louise Garcia

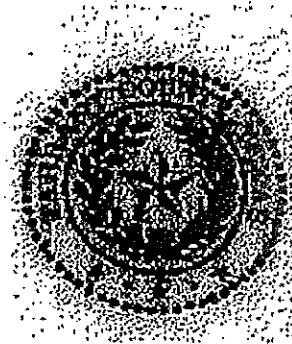
Tarrant County Texas

2/7/2011 10:30 AM

D211029356

PGS 6 \$36.00

Submitter: ACS



CHESAPEAKE ENERGY CORP.
ATTN: RECORDING TEAM
P.O. BOX 18496
OKLAHOMA CITY, OK 73154

Submitter: CHESAPEAKE OPERATING, INC

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY

WARNING - THIS IS PART OF THE OFFICIAL RECORD

ELECTRONICALLY RECORDED
BY ERXCHANGE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ELECTRICAL UTILITY EASEMENT AND RIGHT-OF-WAY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

Grantor(s):

Chesapeake Land Development Company L.L.C.,
(f/k/a Chesapeake Land Company, L.L.C.)
an Oklahoma limited liability company
6100 N Western Ave
Oklahoma City, OK 73118-1044

Grantee:

CHESAPEAKE OPERATING, INC.,
an Oklahoma corporation
P.O. Box 18496
Oklahoma City, OK 73154

That Chesapeake Land Development Company, L.L.C., (f/k/a Chesapeake Land Company, L.L.C.) an Oklahoma limited liability company, whose mailing address is 6100 N Western Ave, Oklahoma City, OK, 73118-1044, hereinafter called "Grantor" (whether one or more), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer, assign and convey unto CHESAPEAKE OPERATING, INC., an Oklahoma corporation, whose mailing address is P.O. Box 18496, Oklahoma City, OK 73154, and to its successors and/or assigns, hereinafter called "Grantee," a perpetual continuous easement and right-of-way (15') ft. in width (the "Easement"), as depicted on Exhibit "A" attached hereto, for placing, constructing, installing, inspecting, improving, operating, reconstructing, repairing, maintaining, replacing, relocating, changing the configuration of, modifying in size, number, operating capacity or otherwise and removing electrical utilities and utility services (including but not limited to sub-stations, poles, transmission, distribution, and other facilities and equipment, variable numbers of wires, lines, cables, surface mounted equipment, meters, conduits, manholes, vaults, transformers, switches, and sectionalizing devices, hereafter referred to as the "Electrical Equipment"), as they now exist or shall be hereinafter installed, including all appurtenances, attachments, and related acts deemed by Grantee to be necessary and/or desirable for Grantee's operation, over, under, across and upon Grantor's land to wit described in Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter "Grantor's Land").

For the same consideration and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the above-described Easement is subject to the following terms and conditions:

1. Grantee Access. Grantee, its agent, employees, contractors and subcontractors are hereby granted the right of pedestrian and vehicular ingress and egress over, across, upon and through Grantor's Land, and upon and along said Easement in connection with and during the construction of the Electrical Equipment and for all other purposes of constructing, maintaining, operating, repairing, removing, replacing, reconstructing, and all other activities reasonable and necessary in connection with the electric service line on said Easement.

2. Restrictions on Grantor Use of Easement. Grantee shall have the right to prevent construction or placement within the Easement, any and all buildings, structures or other similar obstructions which may, at the sole judgment of Grantee, endanger or interfere with Grantee's use of this Easement or the efficiency, safety or convenient operation of said Electrical Equipment now or at any time in the future. If such buildings, materials, structures, or other obstructions are constructed or otherwise placed within the Easement by Grantor or any other party without the prior written consent of Grantee, then Grantee shall have the right to remove same from the Easement and Grantor agrees to pay Grantee the reasonable cost of such removal. Grantor shall not make changes in grade, elevation or contour of the land within the Easement without prior written consent of Grantee.

3. Grantee Right to Keep Clear Right of Way. Grantee shall have the right to trim or remove trees or shrubbery within said Easement, including by use of herbicides or other similar chemicals approved by the U.S. Environmental Protection Agency, to the extent in the reasonable judgment of Grantee, such trimming or removal may be necessary to prevent unreasonable interference with the operation of said Electrical Equipment or to remove possible hazards thereto.

4. Grantee Operation of Electrical Equipment. Grantor agrees that all Electrical Equipment shall remain the property of Grantee and may be removed at the sole option of Grantee. Grantor further covenants that Grantor, Grantor's heirs, successors and assigns shall facilitate and assist Grantee in exercising its rights herein described. Grantor further covenants that Grantor, Grantor's heirs, successors and assigns shall not, individually, or in combination with others, interfere directly or indirectly with Grantee's use of this Easement now or at any time in the future, or with the efficiency, safety or convenient operation of the Electrical Equipment.

5. Grantee Assignment. Grantee and Grantee's successors and assigns will have the right to assign (and/or license), or transfer this Electrical Utility Easement and Right-Of-Way Agreement in whole or in part.

6. Grantee reconveyance to grantor. Grantee may at any time, and shall upon permanent abandonment of said right-of-way, execute and record a reconveyance and release, whereupon this right-of-way and all rights and privileges herein granted shall be canceled and terminated. This Agreement shall remain in full force and effect until such time as Grantee permanently abandons the right-of-way herein described. Upon permanent abandonment, Grantee may, but shall not be obligated to, remove the facilities constructed on the right-of-way.

7. Entire Agreement. This Electrical Utility Easement and Right-Of-Way Agreement contains all covenants and terms between Grantor and Grantee related to the Easement. Any oral representations or modifications concerning this Electrical Utility Easement and Right-Of-Way Agreement shall be of no force and effect. Any subsequent amendment or modification to this Electrical Utility Easement and Right-Of-way Agreement must be in a writing signed by both Grantor and Grantee. No waiver by Grantee of any default or breach of any covenant, condition,

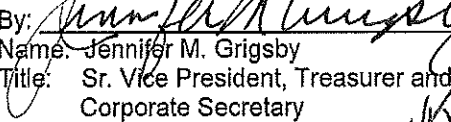
or stipulation herein contained, or delay by Grantee in the utilization of any right herein granted, shall be treated as a waiver of any subsequent default or breach of the same or any other covenant condition or stipulation, or as waiver of any right of Grantee or of the ability of Grantee to utilize any such right at a future date.

TO HAVE AND TO HOLD the Easement unto said Grantee, its successors and assigns, forever, and Grantor hereby binds Grantor, and Grantor's successors, assigns, and heirs to warrant and forever defend said Easement unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED the 7th day of January, 2011.

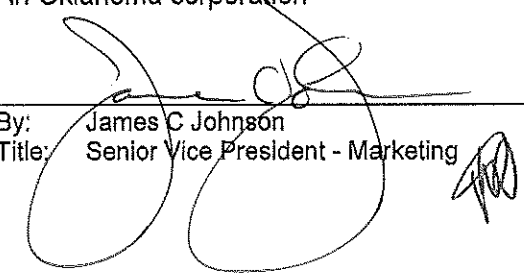
GRANTOR:

CHESAPEAKE LAND DEVELOPMENT COMPANY
L.L.C.,
(f/k/a Chesapeake Land Company, L.L.C.)
an Oklahoma limited liability company

By: 
Name: Jennifer M. Grigsby
Title: Sr. Vice President, Treasurer and
Corporate Secretary

GRANTEE:

CHESAPEAKE OPERATING, INC.,
An Oklahoma corporation

By: 
Name: James C. Johnson
Title: Senior Vice President - Marketing

CORPORATE ACKNOWLEDGEMENT

STATE OF OKLAHOMA

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COUNTY OF OKLAHOMA

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This instrument was acknowledged before me on the 7th day of January, 2011 by Jennifer M. Grigsby, as Senior Vice President – Treasurer and Corporate Secretary of Chesapeake Land Development Company, L.L.C., (f/k/a Chesapeake Land Company, L.L.C.) an Oklahoma limited liability company, on behalf of said limited liability company.



Tarah Bates

Notary Public, State of Oklahoma

Printed Name: Tarah Bates

Commission Expires: 03/01/2014

STATE OF OKLAHOMA

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COUNTY OF OKLAHOMA

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This instrument was acknowledged before me on the 14th day of January, 2011 by James C. Johnson, as Senior Vice President – Marketing of Chesapeake Operating, Inc. an Oklahoma corporation, on behalf of said corporation.



Tarah Bates

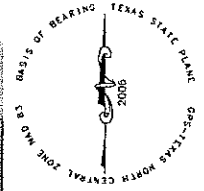
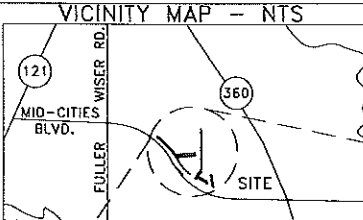
Notary's Public, State of Oklahoma

My Commission Expires: 03/01/2014

Commission Number: 06002337

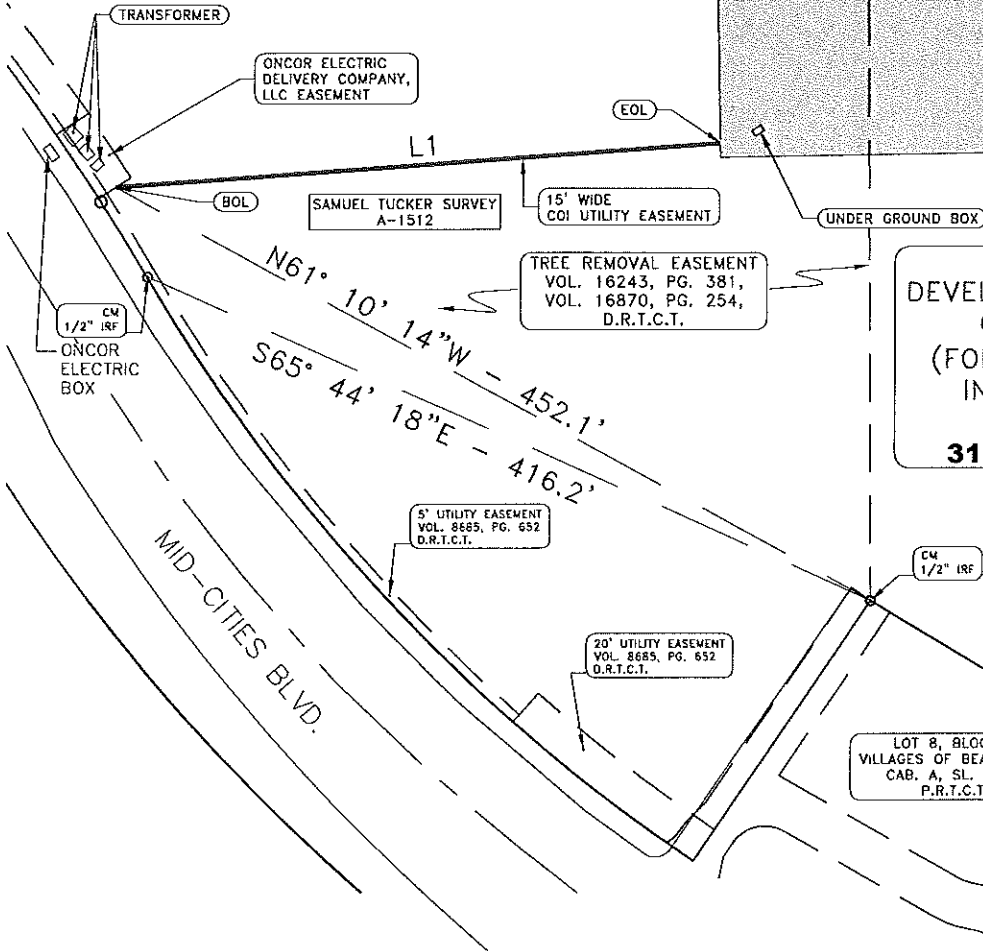
EXHIBIT 'A'

SAMUEL TUCKER SURVEY, A-1512
CITY OF EULESS, TARRANT COUNTY, TEXAS



Easement Line Table		
Line #	BEARING	DISTANCE
L1	S85° 50' 07"W	317.7'

BC ASSOCIATES 1H

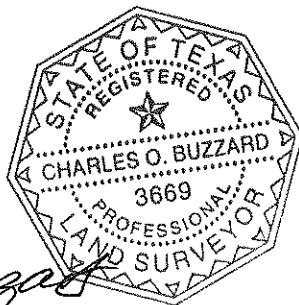


CHESAPEAKE LAND
DEVELOPMENT COMPANY, L.L.C.
CALLED 13.81 ACRES
(FORT WORTH LAND, L.L.C.)
INST. No. D208192191,
O.P.R.T.C.T.
317.7 FEET OR 19.3 RODS

LOT 7, BLOCK 2
VILLAGES OF BEAR CREEK
CAB. 388-212, PG. 85,
P.R.T.C.T.

STORM SEWER
DRAINAGE BASIN
EASEMENT
VOL. 9142, PG. 2381,
D.R.T.C.T.

LOT 8, BLOCK 2
VILLAGES OF BEAR CREEK
CAB. A, SL. 6941,
P.R.T.C.T.



CHARLES O. BUZZARD
TEXAS R.P.L.S. NO.: 3669

12-20-10

NOTE:

This plat represents an utility easement and does not represent a true boundary survey. The footages and ties shown are from lines of occupation, not from actual property corners. All landowner information, property lines and descriptions are shown based on information provided by client.



LEGEND

EXISTING PIPELINE	EPL
DEED LINE	---
ABSTRACT LINE	- - -
ROADS PADS	---
OVERHEAD POWER	OHP
VALVE SITE	---
U.G UTILITIES	---
RAILROADS	
UTILITY EASEMENT	---
FENCE	X
TOP	---
TOE	---
EQUIPMENT	---
WELL SPOT	---
LANDHOOK	---
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS	
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	
P.O.C. = POINT OF COMMENCING	
P.O.B. = POINT OF BEGINNING	
CM = CONTROL MONUMENT	



Gateway
Services
Group

2845 SE LOOP 820
FT. WORTH, TX 76140
OFF (817) 551-5103
FAX (817) 551-9408
REG NO 100212-01

10-1042 BEAR CREEK
COI UTILITY EASEMENT
CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.
(FORMERLY FORT WORTH LAND, L.L.C.)
SAMUEL TUCKER SURVEY, A-1512
CITY OF EULESS, TARRANT COUNTY, TEXAS

DRAWN BY: GFT	DATE: 12/20/2010	CHK'D: COB
G.S.G. DWG. NUMBER: 10-1042-001	SCALE: 1"=100'	
DWG. NAME: 10-1042 BEAR CREEK		
REV.	DESCRIPTION	DATE